

Conceptual Review Agenda

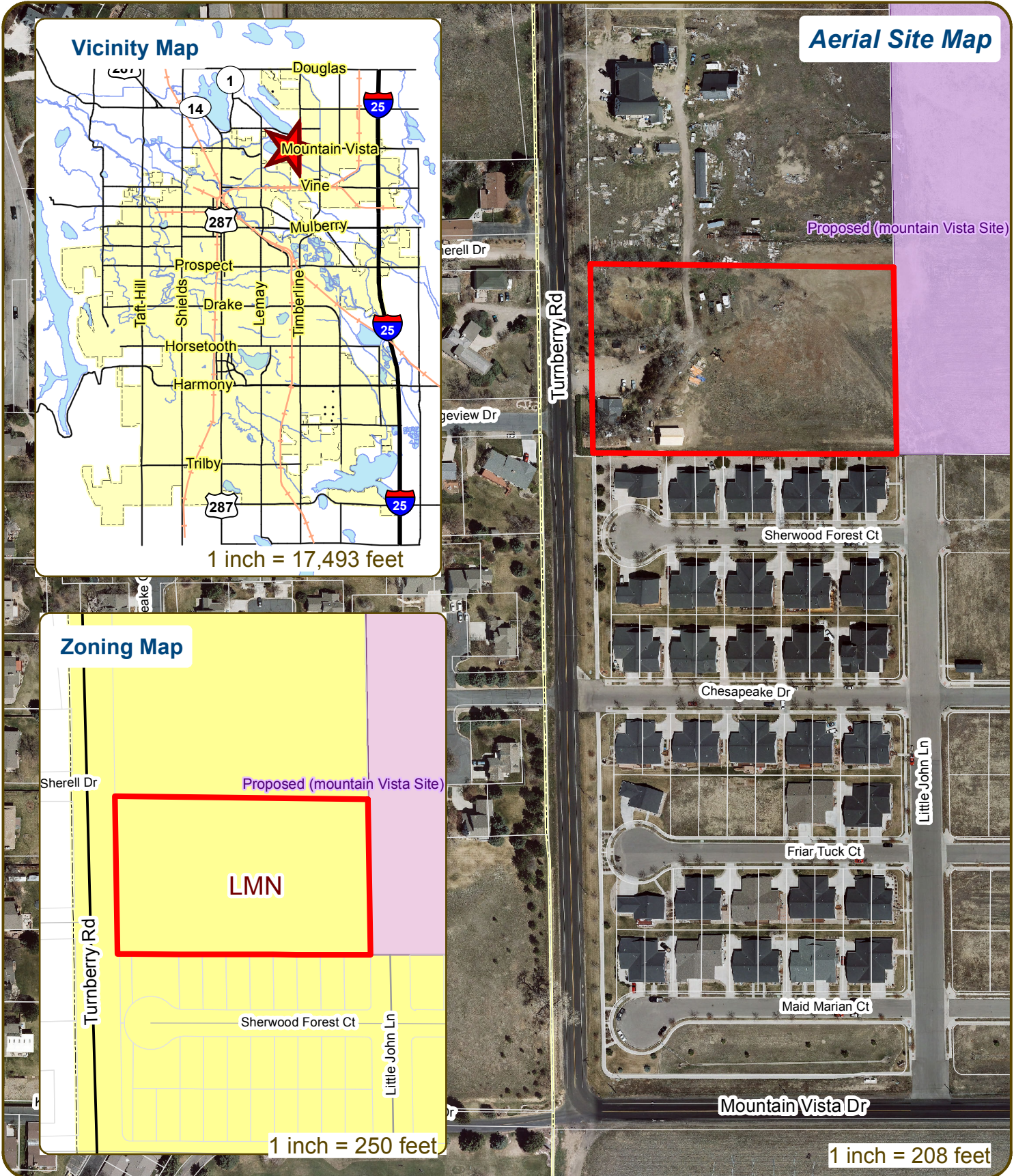
Schedule for 03/07/16 to 03/07/16

281 Conference Room A

Monday, March 7, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1900 Turnberry Rd - Tiny Homes CDR160016	Randy Mergler (970) 980-6308 dadrjm@juno.com	This is a request to build a tiny house village at 1900 Turnberry Rd (parcel #8832005003). The homes would be built on their own lots and would be oriented around shared open space. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This request will be subject to Administrative (Type I) review.	Jason Holland
10:15	Harmony Technology Park - Office and Warehouse CDR160017	William Coulson (970) 222-7499 william.coulson@eldonjames.com	This is a request to construct an office and warehouse building in the Harmony Technology Park (parcel #8604209002). The proposed building would be 90,000 sq. ft. split between office and warehouse uses. The development would be served by 105 parking spaces. The site is located in the Harmony Corridor (HC) zone district. This proposal will be subject to Administrative (Type I) review.	Pete Wray
11:00	6530 S College Ave - Light Industrial CDR160018	Troy Jennings (970) 481-8710 troyaffordableroofing@gmail.com	This is a request to locate a metal fabrication shop at 6530 S College Ave (parcel #9612300010). To accommodate the metal fabrication shop, the proposal shows expanding both of the existing buildings on the site. The proposed building expansions will result in over 7,380 sq. ft. of new building. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey

1900 Turnberry Rd Tiny Homes



Aerial Site Map

Proposed (mountain Vista Site)

Vicinity Map

1 inch = 17,493 feet

Zoning Map

LMN

1 inch = 250 feet

1 inch = 208 feet

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

RANDY MERGLER - CONSULTANT / PROJECT MANAGER

Business Name (if applicable) **NESTREL COMMONS / NESTREL RIDGE**

Your Mailing Address **1028 FAISIAN DR / FOCO / 80524**

Phone Number **970-980-6308** **Email Address** **DADRJM@JUNO.COM**

Site Address or Description (parcel # if no address) **1900 TURNBERRY ROAD**

PARCEL # 88320-05-003

Description of Proposal (attach additional sheets if necessary) **SEE ATTACHED**

Proposed Use **TINY HOME COMMUNITY** **Existing Use** **FARM - RESIDENCE**

Total Building Square Footage _____ **S.F. Number of Stories** _____ **Lot Dimensions** _____

Age of any Existing Structures **HOUSE WAS BUILT IN 1895-**

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No **If yes, then at what risk is it?** _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ **S.F.**

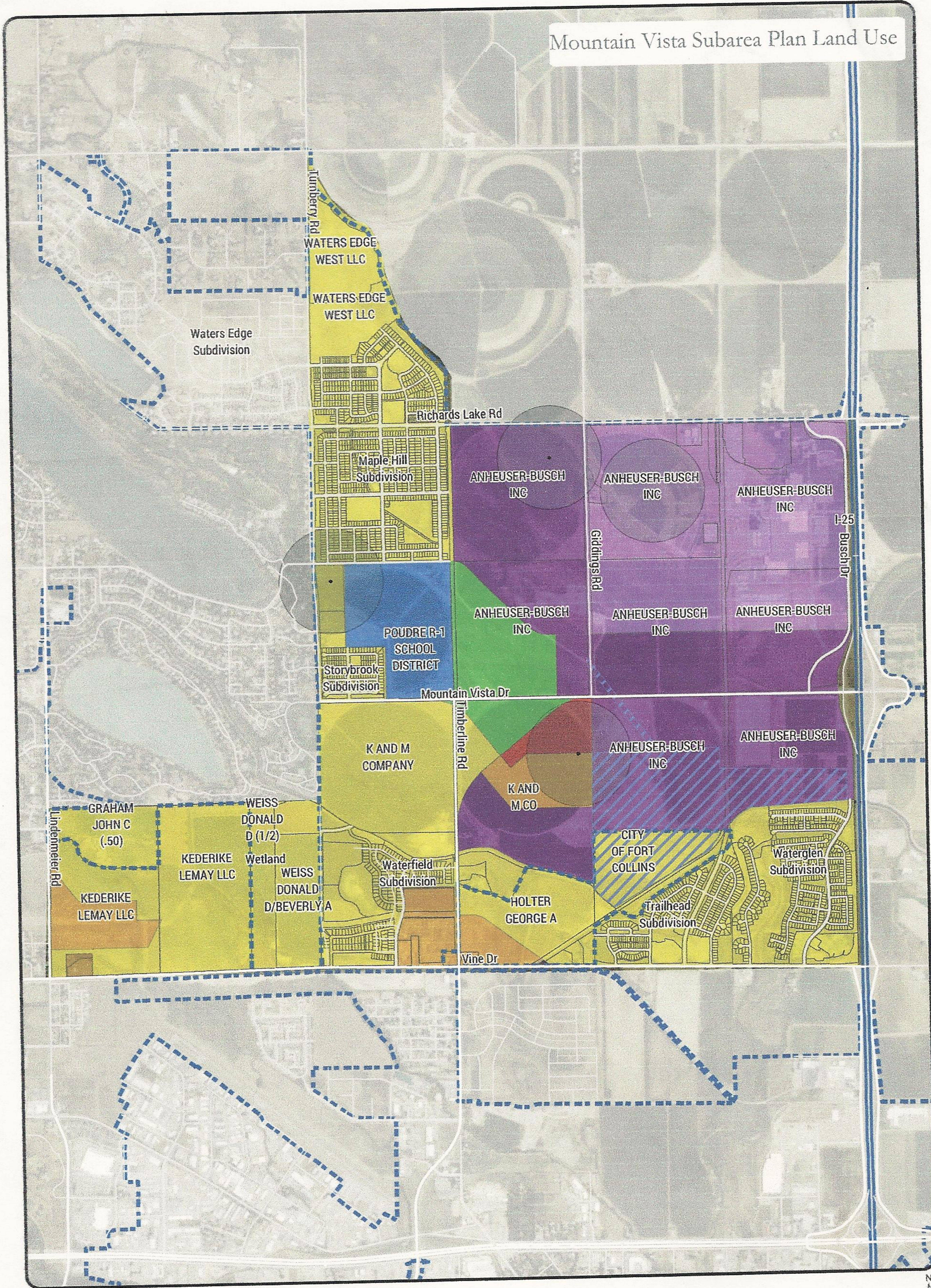
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

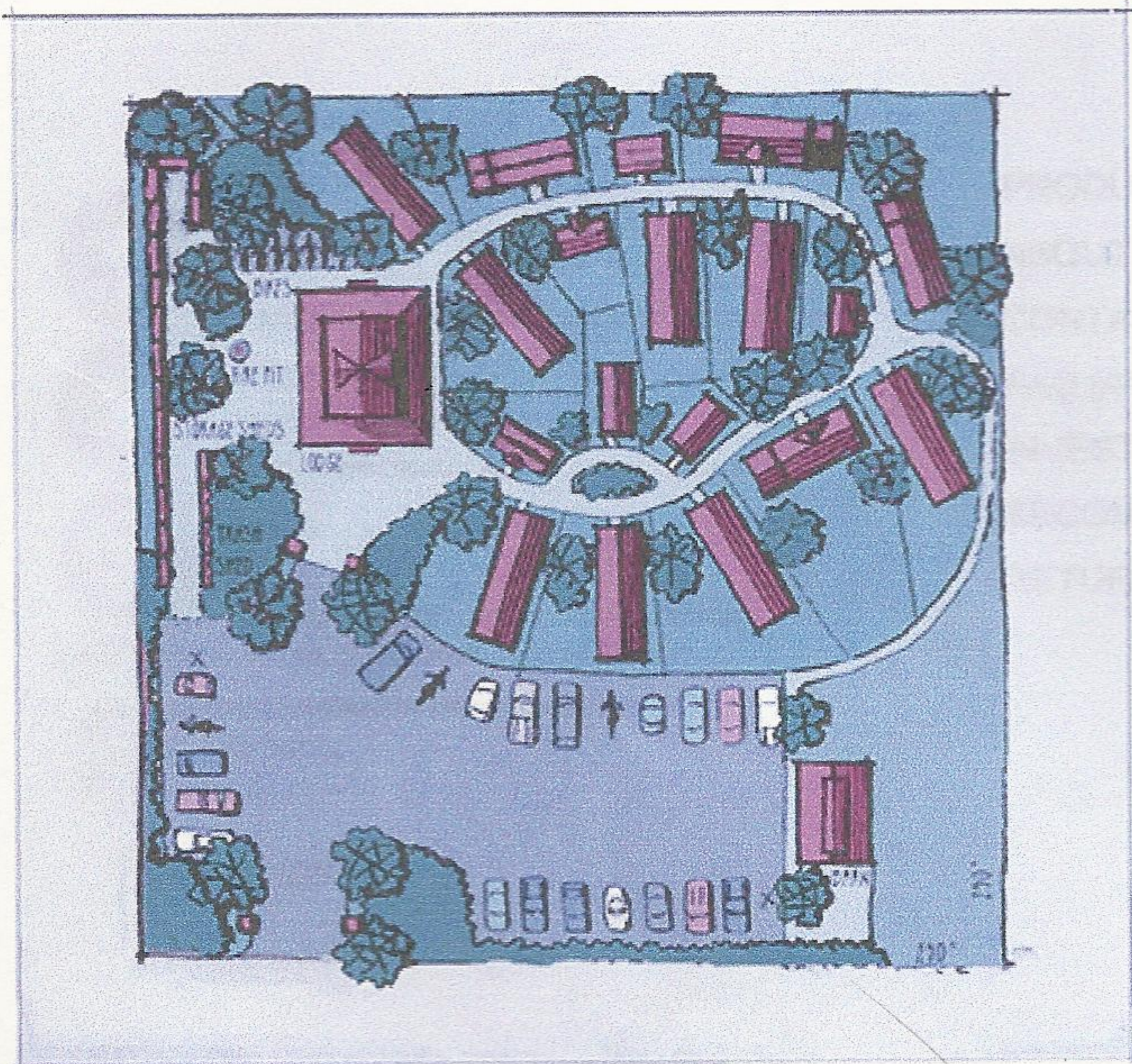
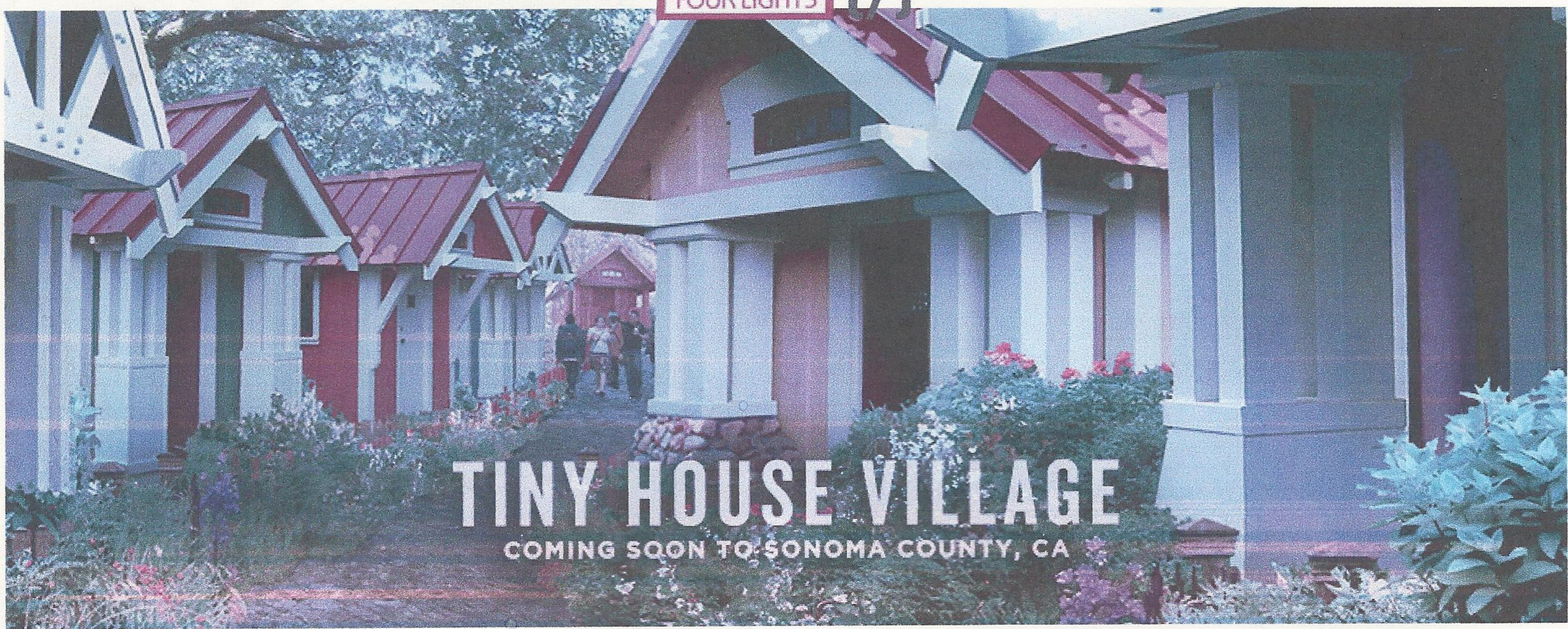


Mountain Vista Subarea Plan Land Use



- | | | | |
|--|---|--|-------------------|
|  Community Commercial |  Low Density Mixed Use Neighborhood |  City Limits | 1 in = 1,750 feet |
|  Employment |  Medium Density Mixed Use Neighborhood |  Stormwater Detention | Date: 6/1/2015 |
|  Industrial |  Park |  Drilled & Capped Oil/Gas Wells | |
|  Transition District |  PSD School Site |  1000' Oil & Gas Buffer | |





Tiny House Village Plan

EXAMPLE!

A TINY HOUSE VILLAGE

We have been talking with Sonoma County's zoning department about building a tiny house village. The officials seem to love this idea as much as we do, so we've started investigating some of the details involved and taking concrete steps to make it all happen.

In many ways, tiny houses work best in concert with other tiny houses and shared amenities. This is a dream long-shared by many including myself. The place will be zoned as an R.V. park, but will look and feel more like the concept drawings I'm presenting to the left. I've used the same design principles that go into each of my tiny house designs to create an environment that feels contained but not confining—vibrant but not at all crowded.

This village will be structured as something like a co-op. Folks will own their own portable house and the small parcel it sits on, and they'll pay a set amount per month to maintain the common facilities. There will be some rules established by the community to, presumably, keep anyone from turning their stereos up to eleven without earphones, conducting gang warfare on the streets and/or barking incessantly all night-and-day. I imagine one advantage to this particular arrangement might be that if someone feels the irresistible urge to bark all the time, they can simply leave and take their house with them.

I have no doubt that this will be the most beautiful "trailer park" in the world. At our current pace, we should have it done in 2015. Everything we know about availability, form, content and our progress will be posted here as it becomes clear to us. We'll be sure to get some interactive dialogue about what people want in such a place as soon as we get this ball rolling.

If you would like to receive updates on this project via email:
Subscribe to our newsletter (<http://eepurl.com/rO13H>)



Rough Representative Drawing

SOME DETAILS ABOUT THE VILLAGE

DENSITY: 16–22 houses-per-acre

SIZE: 40 -70 beautiful tiny houses (RVs), each up to 400s.f., plus sleeping lofts

AMENITIES: A 800 – 1600 s.f. common house, private gardens, 1.5 parking spaces per house, shared outdoor space, private storage units, prominent pedestrian walkways out front with parking out back.

LOCATION: Northern California

ZONING: RV Park

INTENT: To create a contagious model for responsible, affordable, desirable housing.

PROPOSED OPENING: 2015

DISCLAIMER: Any or all of these ideas might change if we think of something even better.

Like Share 9,436 people like this. Be the first of your friends.



(<https://www.facebook.com/FourLightsHouses>)



(<http://www.twitter.com/fourlightshouse>)



(<http://pinterest.com/fourlightshouse/>)

(<https://plus.google.com/106453168516962454608>)



email address

Subscribe

[PRODUCTS \(/COLLECTIONS\)](#)

[ABOUT US \(/PAGES/ABOUT-US\)](#)

[CONTACT US \(/PAGES/CONTACT-US\)](#)

[FAQ \(/PAGES/FAQ\)](#)

[INVEST IN FOUR LIGHTS \(/PAGES/INVEST-IN-FOUR-LIGHTS\)](#)

[BECOME AN AFFILIATE \(/PAGES/AFFILIATES\)](#)

[RETURN POLICY \(/PAGES/RETURNS\)](#)

SEARCH

© 2016 Four Lights Tiny House Company

(/). All Rights Reserved.

Website by lala design

(<http://www.laladesign.com>)

[Terms and Conditions \(/pages/term-and-conditions\)](#)

[Delivery Options \(/pages/delivery-policy\)](#)

[Privacy Policy \(/pages/privacy-policy\)](#)



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

March 11, 2016

Randy Mergler
Kestrel Commons
1028 Frisian Dr
Fort Collins, CO 80524

Re: 1900 Turnberry Rd - Tiny Homes

Description of project: This is a request to build a tiny house village at 1900 Turnberry Rd (parcel #8832005003). The homes would be built on their own lots and would be oriented around shared open space. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This request will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. In Developing this property there will need to be access to the abutting properties to the north and east.
2. A site and landscape plan will need to be included. Elevations may be necessary for the different housing types. Depending upon how this develops a lighting plan may be required.
3. A trash/recycling enclosure will be needed if using a shared trash collection.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. This site is will be served by ELCO Water District for water service and Boxelder Sanitation District for sewer service.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. How many dwelling units are proposed? We'll need this to get an estimate of anticipated additional traffic in order to determine what type of traffic impact study (if any) is needed. There are some area intersections (notably Country Club and Turnberry) with poor levels of service.
2. We did not receive a site plan, so there isn't anything that we can react to regarding layout, circulation, access location, sidewalks etc.
3. Frontage improvements along Turnberry will likely be required.
4. Check the master street plan to determine whether there is an anticipated connection / extension of Little John Lane through this area.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. Some investigation by the design team will be needed to determine an appropriate stormwater outfall for this site. Other developments in this area have released into the No. 8 Ditch, which requires an agreement from the ditch company.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including

extended detention basins and bio-retention cells.

7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The site disturbs more than 10,000 sq.ft., therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of every building perimeter. Fire access cannot be measured from an arterial road and therefore an Emergency Access Easement will be required on the property and fire lane specifications shall apply. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

A fire hydrant is required within 400' on any residential building as measured along the path of vehicle travel. As there was no site plan provided with this submittal it is unclear if the existing utility infrastructure available in the area will meet this requirement and the depth of the property seems to indicate an additional hydrant would be required. Additional information will be needed. Code language provided below.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

3. PREMISE IDENTIFICATION

Each residence will need to be addressed separately with address signage on the structure as well as indicated at Turnberry if the individual addresses cannot be viewed from the public street. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.
4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Solar Energy: <http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

5. If there are prairie dogs on the site, please be aware that City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Additionally, should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating ROW to accommodate Turnberry Rd (2-lane arterial) and Little John Lane (local).
6. The property is responsible for the design and improvement (curb/gutter/sidewalk/parkway) of Turnberry Road, including a left turn lane. Payment in lieu of construction will be accepted for Little John Lane if it is not required for site access. If Little John Lane is constructed, the project will be reimbursed for whatever is constructed beyond the local street portion.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. This project is also responsible for dedicating any easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along Turnberry, 9 foot along Little John Lane).
9. LCUASS access spacing standards require 460' separation between driveway edges; because there is not adequate length along the property's border to separate the driveway from Rangeview Drive, the access will need to align with Rangeview Drive.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
12. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
13. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
14. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.

15. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Coy Althoff, , CAalthoff@fcgov.com

1. Light & Power has primary electric facilities running along the East side of Turnberry Rd. Both single and 3-phase power is available to this area.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development. It is likely that this project would follow the electrical construction standards that Light & Power requires of a mobile home park. (Reference Electric Construction Practices, Policies and Procedures page. 5.)
3. Streetlights will be placed along public streets. A 40 feet separation on both sides of the light is required between canopy trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
4. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
5. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

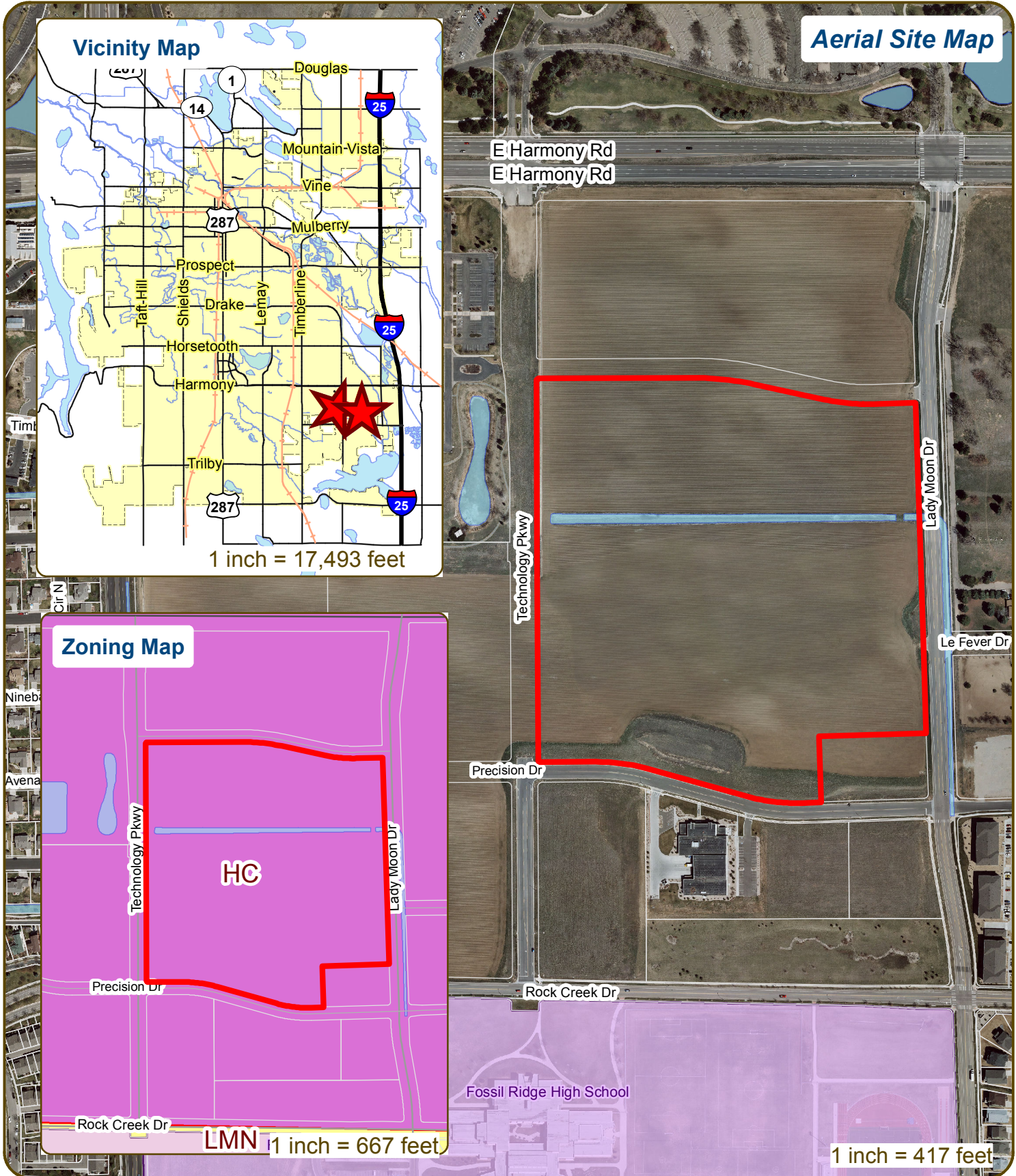
Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. Significant issues exist with city code requirements which prohibit the development of a tiny home community within the city limits. Tiny homes would represent a new housing type in the City and new standards would need to be created around the concept. The addition of this new housing type is a significant policy discussion that would involve changes to many aspects of city requirements including zoning regulations, utility services, fee requirements and building codes. The policy discussion would need to be comprehensive and involve other agencies such as Poudre Fire Authority, ELCO and Boxelder, as well as the community as a whole, in order to determine where, and if, tiny homes could be added and how they could fit within existing neighborhoods. There is currently no work plan for the policy discussion to consider how this new housing type could be added into the community.
2. Some changes have been made in the past few years to reduce the 800 SF minimum dwelling size requirement, and there is now no minimum required size. However, the size of the house is now regulated, not by Zoning, but by the life and safety provisions of the Building Code and Energy Code.
3. Here is an overview of some of the major issues in the comments below:
4. A "tiny house" is considered a dwelling unit. Dwelling unit shall mean one (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building. Dwelling units are required to be built on a permanent foundation.

5. A “tiny house” also does not meet the requirements for a Mobile home: Mobile home shall mean a transportable, factory-assembled, single-family dwelling unit installed on a mobile home lot as prescribed in this Chapter for year-round occupancy and containing living facilities for sleeping, eating, cooking and sanitation. Mobile homes shall not include camping trailers, motor homes, buses, and similar vehicles normally associated with recreational and other temporary activities, which are licensed or otherwise regulated as such vehicles by the Colorado Division of Motor Vehicles.
6. Any house built on a trailer is currently considered a camper, not a dwelling unit. A camper would not pass the necessary inspections for permanent occupancy and could not be occupied as such. In Fort Collins, camping is allowed on private property for 7 consecutive days or a total of 14 days in a calendar year (Municipal Code X.17-181 and 182). Camping is not allowed on public property within the City
7. Tiny Homes, trailers, and similar may not be parked on yards or public streets; they must be parked on an improved surface of rock, gravel, concrete, or asphalt with a permanent border to define the area.
8. In the LMN zone, where this site is located, a project cannot exceed 9 d.u./acre. Additionally a single housing type cannot constitute more than 80% of the total number of dwellings.
9. A dwelling unit on a separate lot needs separate water, sewer, and electrical services (supplied by the City). Natural gas, phone, cable, and wireless are provided by outside service providers. A new dwelling unit pays all the applicable Building Permit Fees which can run between \$10,000 and \$30,000 depending on house valuation, house size, lot size, linear front footage along a public street. The fee system includes a very strong disincentive to heat with electricity. All services need to be properly separated from each other.
10. The inclusion of the new housing type could have an impact in anticipated fee revenue such as street oversizing revenue which could necessitate upward adjustment of current approved housing types.
11. Dwelling units would require an approved Grading and Drainage Plan.
12. All parking and vehicle use areas must be paved.
13. If individual lots are provided, the lots must be accessed by a street or private drive at least 20 feet in width, and depending on the depth of the lot, there may be other street and access requirements.
14. Questions: What are the goals of this tiny home community? Will the units be rentals or owner occupied? Are individual lots proposed? How much parking is proposed per dwelling unit? What are your overall parking needs and guest parking needs? Is it anticipated that families and children will be accommodated? How many people are anticipated to live in each home? What else is planned for the site and existing building? Are any events or other programming planned? What private HOA restrictions are being considered? Is there a maximum tiny home size being considered? Are off-grid utilities being contemplated?
15. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
16. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

- 17.** This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
- 18.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- 19.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 20.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 21.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Harmony Technology Park Office and Warehouse



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

WILLIAM AND MARCIA COULSON

Business Name (if applicable) ELDON JAMES CORP.

Your Mailing Address 224 CANTON AVE #624 FORT COLLINS CO 80521

Phone Number 970-222-7499 Email Address WILLIAM.COULSON@ELDONJAMES.CO

Site Address or Description (parcel # if no address) INTERSECTION OF TECHNOLOGY

PARKWAY AND PRECISION DRIVE, HARMONY TECH PARK

Description of Proposal (attach additional sheets if necessary) 90,000 SQ. FT. LIGHT INDUSTRIAL BUILDING TO BE BUILT.

Proposed Use LIGHT INDUSTRIAL Existing Use NONE

Total Building Square Footage 90,000 S.F. Number of Stories 1 Lot Dimensions 500'x400'

Age of any Existing Structures NONE

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 85,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



90,000 SQFT
WAREHOUSE/OFFICE BLDG
 45-EMPLOYEES
 105-PARKING SPACES



The Architects' Studio

ELDON JAMES CORP. | HARMONY TECHNOLOGY PARK | 25 FEB. 2016
 SCHEMATIC SITE OPTION - 2



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

April 15, 2016

William Coulson
Eldon James Corp.
224 Canyon Ave.
#624
Fort Collins, CO 80521

Re: Harmony Technology Park - Office and Warehouse

Description of project: This is a request to construct an industrial manufacturing building in the Harmony Technology Park (parcel #8604209002). The proposed industrial building is 90,000 sq. ft. The development would be served by 105 parking spaces. The site is located in the Harmony Corridor (HC) zone district as a primary Light Industrial use. This proposal will be subject to (Type II) Planning and Zoning Board review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Landscape setback for vehicle use areas is 10ft along the public right of way and 5ft along the interior property line.
2. Bicycle parking is required to be provided.
3. A lighting plan is required
4. The current site layout does meet the build-to-line standards.
5. Buildings over 40ft in height are required to provide a shadow analysis.
6. Need to include a sidewalk connection to the Precision drive.
7. Screening may be necessary. However, chain link fencing is prohibited to be used for required screening.

8. Are there opportunities for a cross access to the abutting properties?
9. The project will need to comply with the ODP for the area.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the vicinity include 12-inch mains in Precision Drive, Technology Parkway, and Lady Moon Drive. It does not appear there are any service stubs into this site.
2. This site is will be served by South Fort Collins Sanitation District for sewer service.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
2. If Technology Parkway isn't constructed by the time this proposal comes in, then you need to plan on building it.
3. You'll need to check access spacing for your proposed entrance locations. The one on Technology Parking appears very close to the Timberwood intersection, and the two accesses on Precision so close together need to be reviewed. These access points should align with anything across the street as well.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. This site is part of the Harmony Technology Park Stormwater Master Plan and must conform to the criteria outlined in that report for stormwater detention.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for

water quality treatment; however the use of any of the BMPs is encouraged.

5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The site disturbs more than 10,000 sq.ft., therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email [@ jschlam@fcgov.com](mailto:jschlam@fcgov.com)

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building perimeter. The size and scope of the proposed building does not allow access to be achieved from the public street and an Emergency Access Easement will be needed on the property. Keep in mind that additional access requirements are mandated for buildings in excess of 30' in height. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is

authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details. International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

3. WATER SUPPLY

Due to the building size, two hydrants will be required within 500' of the building. At least one fire hydrant is required within 300' of the building. In addition, buildings equipped with standpipe systems require a hydrant within 100' of the fire department connection. Code language provided below.

- > IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.
- > IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

4. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

5. SMOKE & HEAT VENTS

- > IFC 910.2.1: Smoke and heat vents shall be installed in the roofs of one-story buildings occupied as a Group F-1 or S-1 occupancies having more than 50,000 square feet of undivided area.

6. HAZARDOUS MATERIALS

The storage of hazardous materials is prohibited without prior review and approval of the AHJ.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gshroeder@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

4. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat or feature, namely the ditch that intersects and parallels the property. Based on the limited extent of these ditches, a memo-based ECS can be submitted that addresses (a) what wildlife utilizes the ditch both on this site and in the broader area, (b) based on your ecologist's professional opinion, whether the ditch in this area qualifies as a wildlife corridor, and (C) the extent of the wetlands along the ditch. Once I have this information, staff will be able to better evaluate whether the buffer zone standards apply or mitigation is required and the implications to your project as a result. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>

3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Construction of Precision Drive sidewalk abutting the property, along with Technology Parkway roadway and sidewalk abutting the property is required (if not already constructed by the master developer). Technology Parkway construction will likely not be allowed to dead-end, and may need to extend to the nearest improved street. If it is determined that a dead-end is acceptable, a temporary turnaround would at least be required in accordance with City standards. Note that sidewalks along Technology Parkway and/or Precision Drive may need to extend slightly north (or perhaps slightly east) to encompass any tracts and/or easements created by the regional storm drainage infrastructure abutting the property, to ensure no missing gaps occur. It is presumed that much of the public infrastructure installation will occur by the master developer.
6. Potential coordination that extends any necessary utility connections into the site from to-be-built Technology Parkway prior to the construction and top lift of Technology Parkway should be considered in order to reduce the potential for utility street cuts onto a new street. A pavement impact triple penalty fee would be assessed for street cuts to Technology Parkway after the street is paved. Street cuts to existing Precision Drive would be subject to pavement impact fees, but not the additional triple penalty fee.
7. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
8. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications).
9. Driveway access to public streets shall meet LCUASS spacing requirements. Coordination with future development to the north and east should occur to gameplan whether access drives can or should be shared with adjacent parcels. The driveways onto Precision Drive will need to be looked at in terms of spacing as well as their relationship to the existing driveway for Custom Blending.
10. Civil construction plans will be required. A Development Agreement will be required and recorded once the project is finalized, with recordation costs paid for by the developer.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
13. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power would be able to extend electric distribution systems to this development. 3-phase is available to this area.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans. Transformer locations shall be within 10' of a paved surface and must have a minimum of an 8' clearance from the front side and a 3' clearance around the sides and rear. (1000 kVA up to 2500 kVA requires 4' around the sides and rear.)
4. Streetlights will be placed along public streets. A 40 feet separation on both sides of the light is required between canopy trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
5. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
6. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. 1- As described the 90,000 SF facility will include 68,500 SF of manufacturing, receiving, shipping product, administrative etc., and 21,500 SF of product storage use - all identified as a primary use within the HTP ODP.
2. 2 - In the Harmony Corridor District, all new structures greater than 80,000 SF in gross leasable area are subject to a Type II review by the Planning and Zoning Board.
3. 3 - Need to comply with parking requirements for the industrial use.
4. 4 - Project must comply with all applicable design and development standards in the LUC Article 3 and 4.
5. 5 - The site map shows the project boundary extending to Lady Moon Drive. The conceptual plan is adjacent to Technology Pkwy. only. Please revise plans to reflect project boundaries.
6. 6 - Need more information on building front entrance design and sidewalk along Technology Parkway with setbacks. As discussed at meeting, a 22' utility easement should be shown along building frontage behind sidewalk.
7. 7 - Please coordinate with the DRC office to schedule a submittal appointment and to clarify needed documents and fees.
8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.

- 9.** Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- 10.** This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
- 11.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- 12.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 13.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 14.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

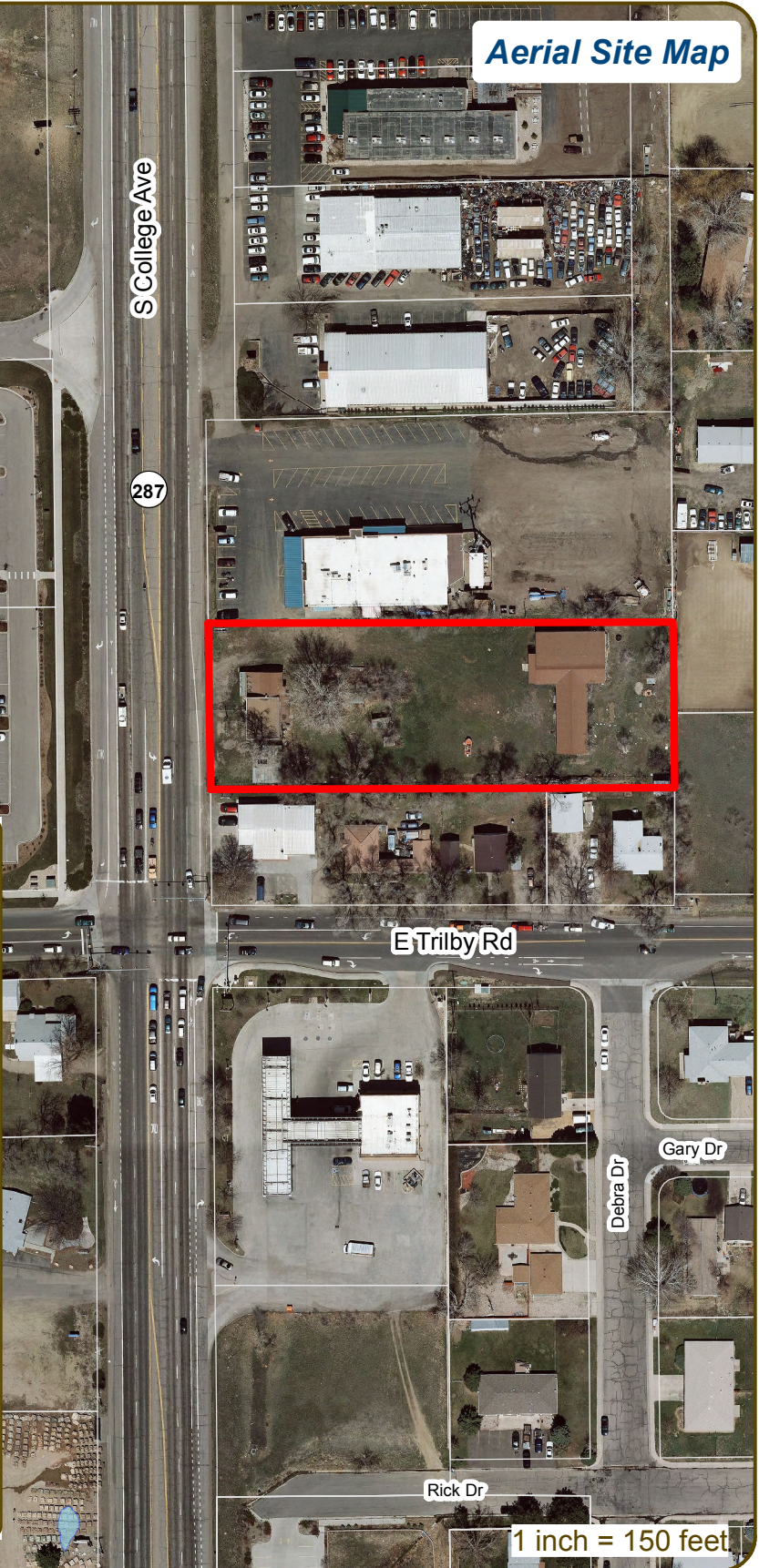
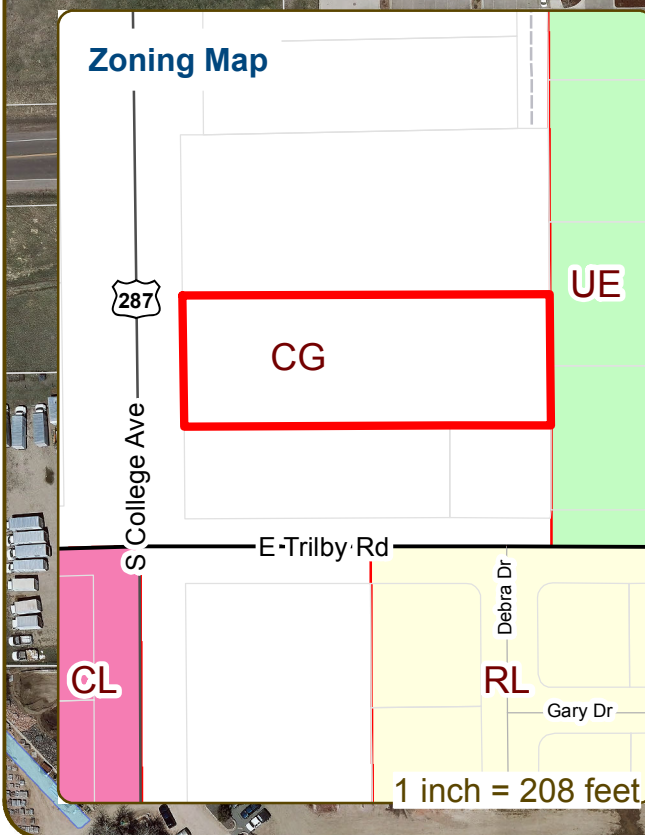
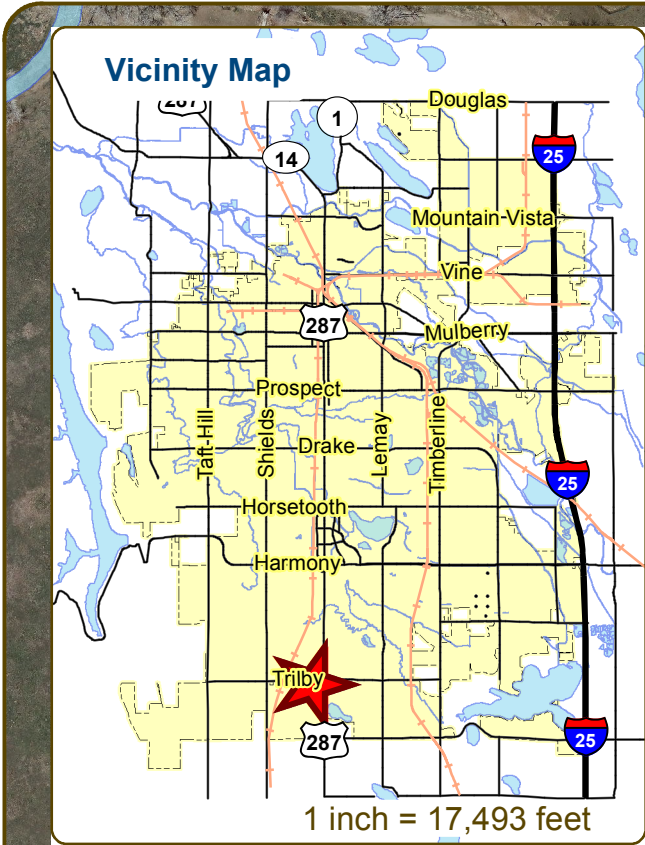
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341

6530 S College Ave Light Industrial



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Troy Jennings (Affordable Assets)

Business Name (if applicable) Colorado Metal Sales

Your Mailing Address 6530 S. College

Phone Number 970-481-8710 Email Address TroyAffordableRoofing@gmail

Site Address or Description (parcel # if no address)

6530 S. College

Description of Proposal (attach additional sheets if necessary)

Adding SF to existing buildings

Proposed Use Metal Fab / Storage Existing Use Metal Fab: Storage

Total Building Square Footage 4400 S.F. Number of Stories 1 Lot Dimensions

Age of any Existing Structures 1982

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it?

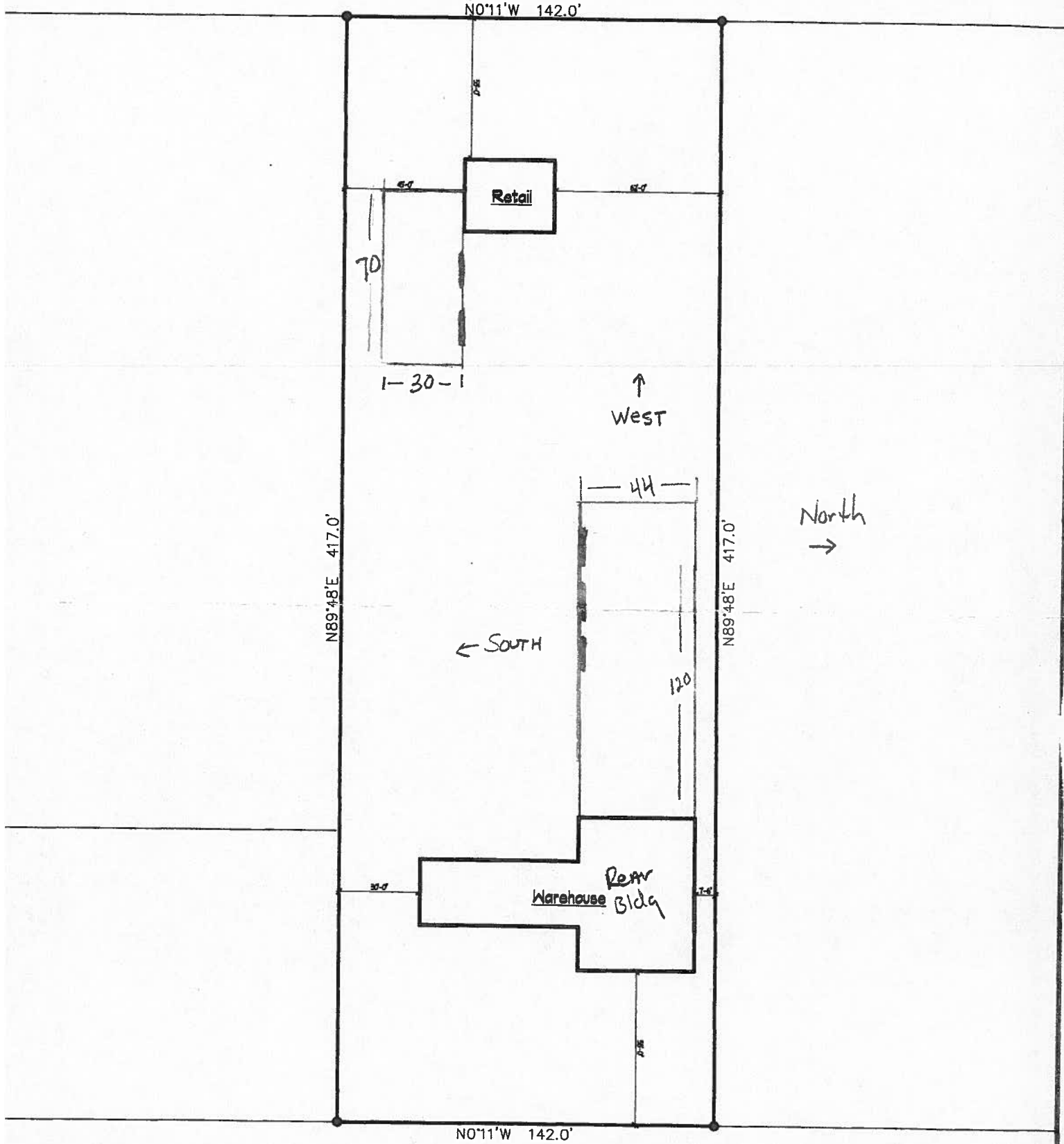
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

COLLEGE AVENUE



SITE PLAN FOR
6530 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO

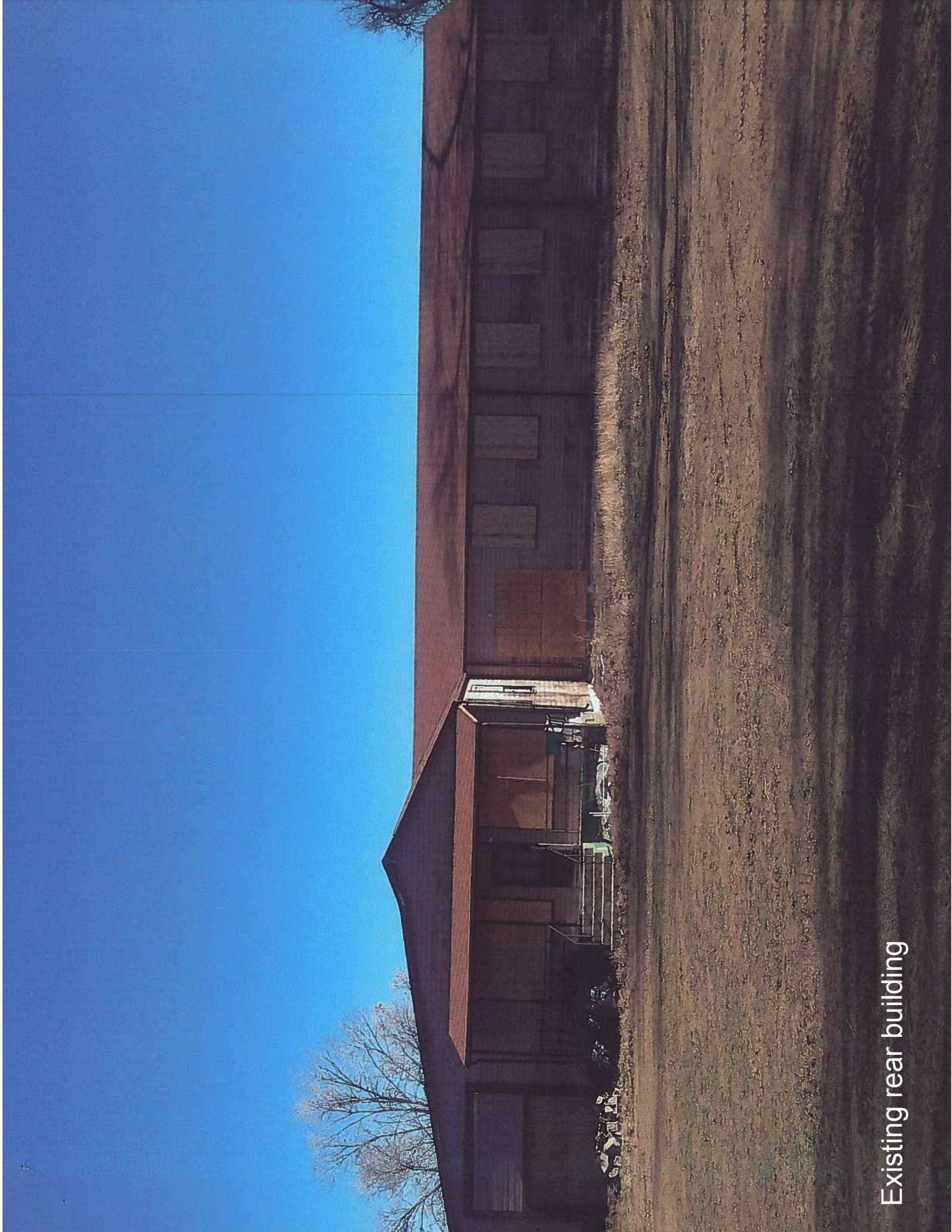
AFFORDABLE ROOFING
MAY, 2015



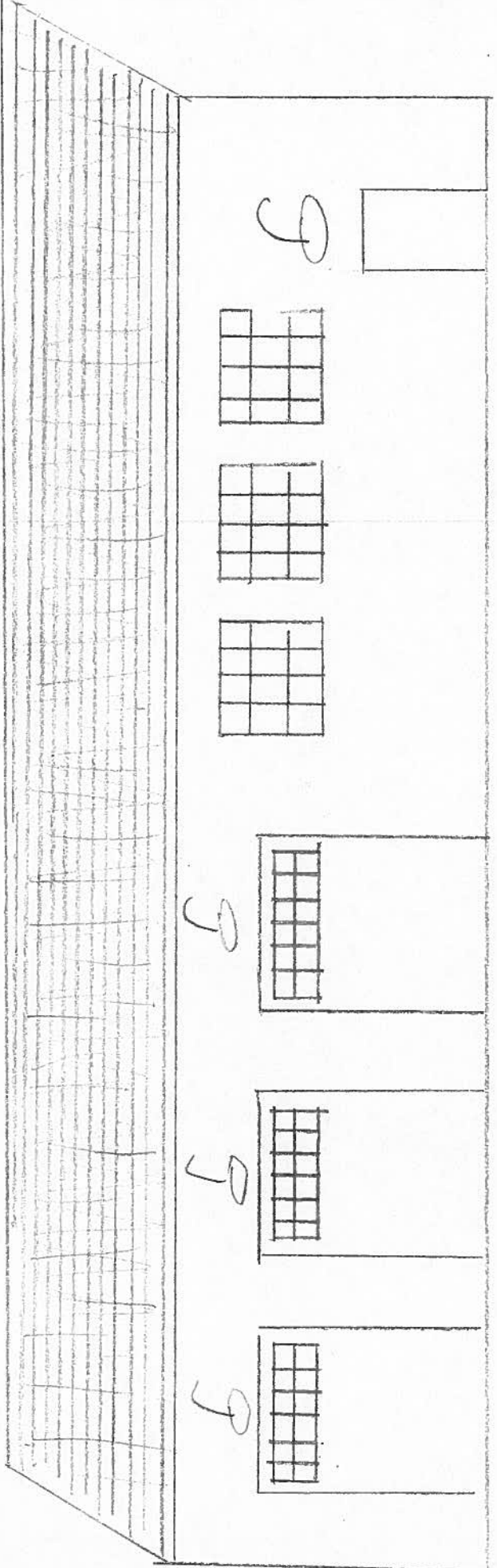
SCALE: 1"=50'



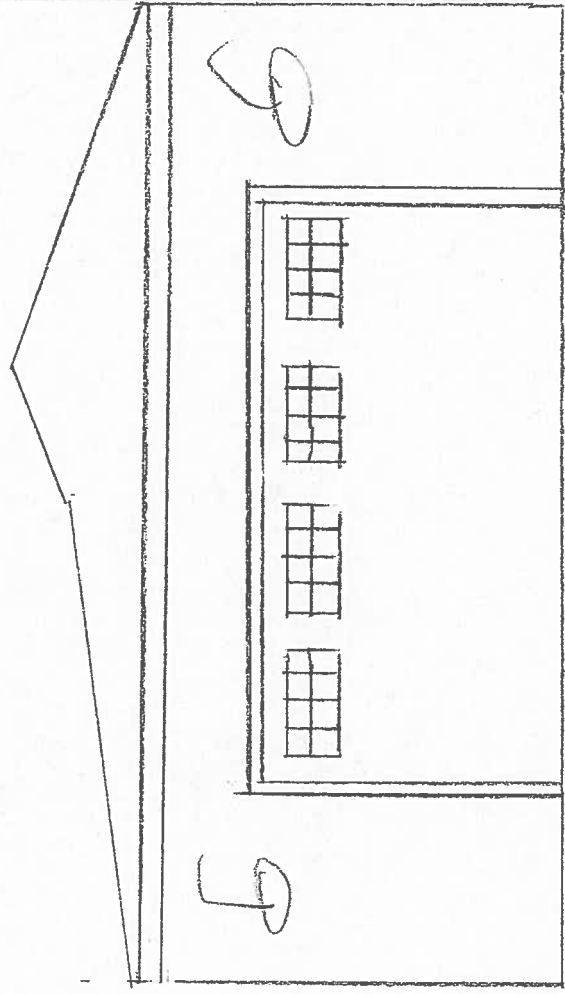
Existing rear building



Existing rear building



REAR Addition
SOUTH Side



REAR ADDITION
WEST END



Existing front building

New

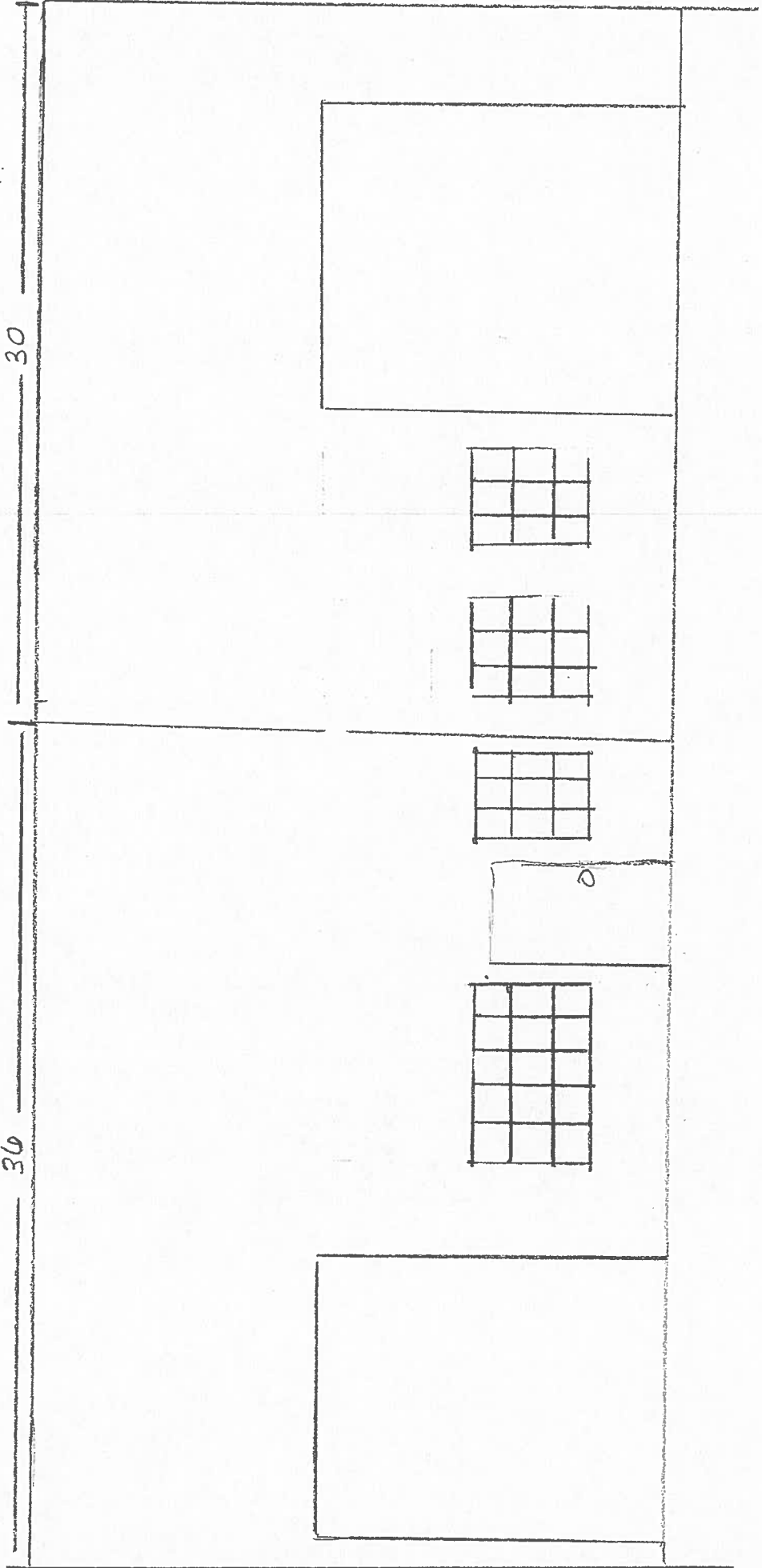


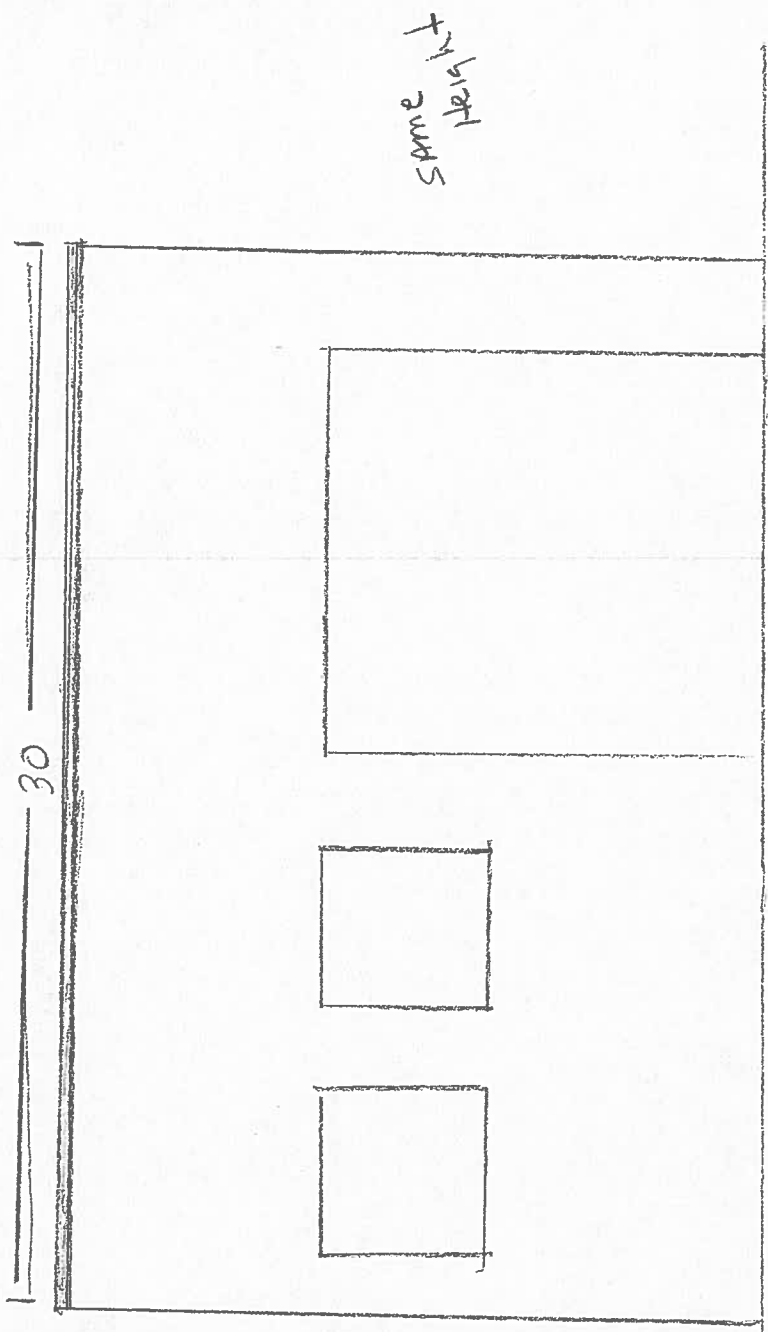
30

Existing



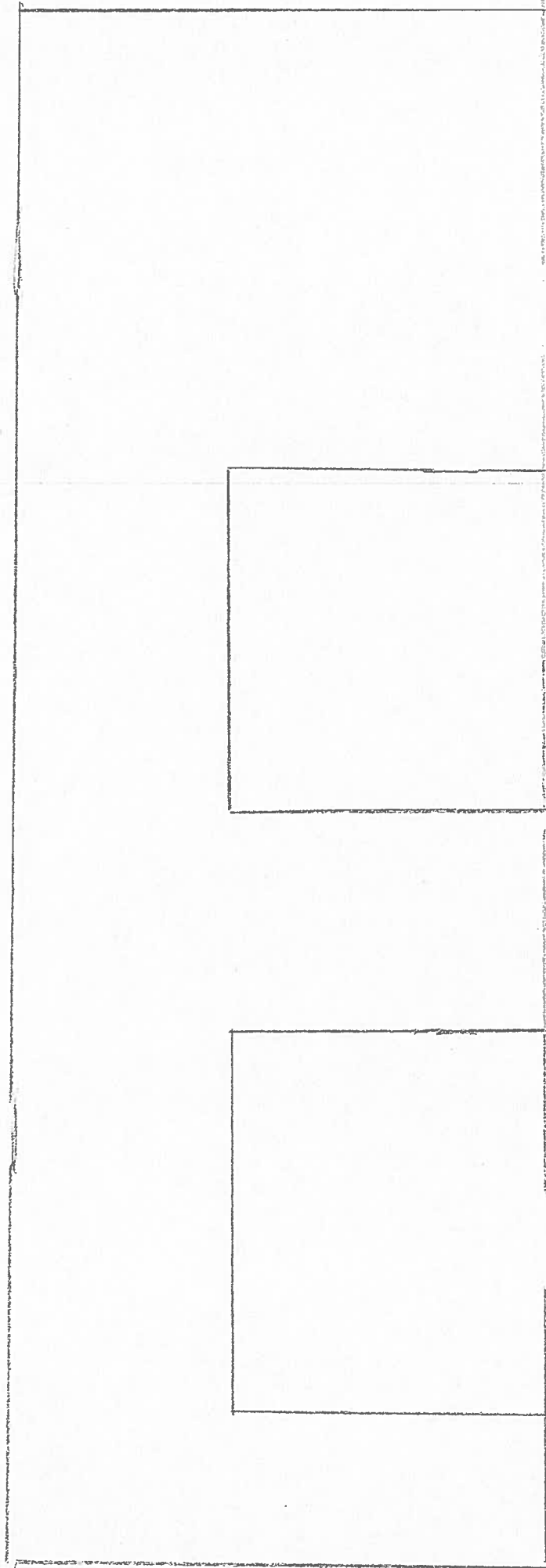
30





Addition (Front Building)

West Elevation



Addition (Front Building)

NORTH ELEVATION



March 14, 2016

Troy Jennings
Affordable Assets
6530 S College Ave
Fort Collins, CO 80525

Re: 6530 S College Ave - Light Industrial

Description of project: This is a request to locate a metal fabrication shop at 6530 S College Ave (parcel #9612300010). To accommodate the metal fabrication shop, the proposal shows expanding both of the existing buildings on the site. The proposed building expansions will result in over 7,380 sq. ft. of new building. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. Is the front building for retail use and the rear building metal fabrication? Is the retail use connected to the metal shop?
2. You will have parking minimums. The retail building will need at least 2 per 1,000 SF of floor area. The warehouse area will need .5 spaces per employee.
3. Outdoor storage is not permitted in the General Commercial district, all storage will need to happen inside the building.
4. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section. If you have 1-25 parking spaces you'll need one van accessible handicap space.
5. LUC 3.2.2(C)(4)(b) A minimum of 4 bicycle parking spaces is required, one of these will need to be enclosed.
6. LUC 3.2.1 A landscape plan is required.
7. LUC 3.2.2(J) A minimum average of entire landscaped setback area is 15 foot along an arterial street and 5 feet along a lot line.
8. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.

9. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
10. The site is located in the General Commercial (CG) zone district. Light industrial will be subject to Planning & Zoning Board (Type II) approval.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. This site is will be served by Fort Collins-Loveland Water District for water service and South Fort Collins Sanitation District for sewer service.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. South College is US287 and under the jurisdiction of the State Department of Transportation (CDOT). We'll need to work with them on reviews and approvals. A change in use Access Permit is likely required.
2. Access location and type will need to be reviewed.
3. The anticipated change in traffic volume for 7,400 sf of light industrial uses is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived. However, some traffic related information may be required throughout the review process for other areas of review (CDOT, accesses, etc).
4. Work with the engineering department to identify any improvements along College, or the implementation of the adopted access control plan.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. Some investigation by the design team will be needed to determine an appropriate stormwater outfall for this site.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use

Code. These require a higher degree of water quality treatment with one of the two following options:

A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.

B. 75% of all newly added or modified impervious area must be treated by LID techniques.

Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The site disturbs more than 10,000 sq.ft., therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email [@jschlam@fcgov.com](mailto:jschlam@fcgov.com)

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of every building perimeter. Fire access cannot be measured from an arterial road or state highway and an Emergency Access Easement will be required on the property that is designed to serve both structures. Code language and fire lane specifications are provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

a fire hydrant is required within 300' of any commercial building. Code language provided below. The existing utility infrastructure available in the area not appear to provide a hydrant within the maximum allowable distance to the rear building however the proposed addition on the rear building may bring the building within compliance. Additional information is needed. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

3. FIRE CONTAINMENT

Buildings exceeding 5000 square feet shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

4. PREMISE IDENTIFICATION

If not already provided, each building requires a separate address or other means of identification as determined by the city GIS department. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan,

City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 6. Nature in the City Strategic Plan: fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. ROW will need to be dedicated for future Aran Street and additional ROW will need to be dedicated along College Ave (master street planned 6-lane arterial).
6. The property is responsible for the local street portion (sidewalk/curb/gutter/asphalt) of Aran Street and College Ave. Payment in lieu of construction shall be provided for these streets.
7. This project is responsible for dedicating any easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along College, 9 foot along Aran).
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

9. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
10. Access from College will be eventually closed per the S College Access control plan; the owner/developer will need to acknowledge this in the Development Agreement. Until the plan is implemented, access need to be a defined driveway and may be required to be limited to right-in right-out only.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
13. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
14. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
15. Doors are not allowed to open out into the right-of-way.
16. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
17. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power is currently serving this address. Any changes to the existing electric capacity and or location will initiate electric system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
2. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
3. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. Where will you be providing parking on site? For the retail portion of the site, you will be required to provide at least 1 space per 2,000 sq. ft. For the warehouse portion, you will need to provide at least 1 space per 1,000 sq. ft.
2. You will need to provide at least one van accessible handicap space as well.
3. For bike parking, you will need to provide at least 4 spaces for the whole development minimum. You may use fixed racks for all of the bike parking.
4. You will need to provide landscaping on the perimeter and interior of your parking area. 6% of the interior of the parking area will require landscaping. You can achieve this through landscape islands with a canopy shade tree. The perimeter of the parking area will need to screen 75% of the light coming from headlights that would shine on adjacent uses. The landscaping can consist of shrubs, berms, trees, and walls and fences.
5. You will need to submit a landscape plan as part of your submittal. This landscape plan should list the species of each plant, the number of each plant proposed, and the water use of the landscaping. The overall water use of the landscaping cannot exceed 15 gallons/square foot annually.
6. Please submit a lighting plan as part of your submittal.
7. How will you be handling trash and recycling? You will need to provide a trash and recycling enclosure on a concrete foundation that has a walk-in access that is separate from the main service gate. If the enclosure is over 6' tall, you will need a separate building permit for the enclosure. You will also need to submit architectural elevations for the enclosure.
8. The proposed buildings need to meet all of the criteria outlined in Land Use Code section 3.5.3. The architecture of the building should be compatible with surrounding uses. Large, undifferentiated walls should be avoided, with a maximum wall length of 30' allowed without a change in plane, change in texture or masonry pattern, windows, treillage with vines, or an equivalent element that subdivides the wall into human scale proportions.
9. If you are proposing any fences, chain link fences are not allowed for screening purposes. Land Use Code section 3.8.11 outlines the various fence requirements in addition to the aforementioned standard on chain link fences.
10. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
11. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
12. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.

- 13.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- 14.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 15.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 16.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341